

AGENDA
TALLEY RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1
OF DENTON COUNTY

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551, that the Board of Directors of Talley Ranch Water Control and Improvement District No. 1 of Denton County will meet in special session, open to the public, at **12:00 p.m., on Thursday, August 6, 2026, at the offices of Coats Rose, P.C., 16000 North Dallas Parkway, Suite 350, Dallas, Texas 75248**, at which meeting the following items will be considered and acted on:

1. Hear from Public;
2. Consider approving minutes of meeting of March 30, 2026;
3. Hear Bookkeeper's Report, including payment of bills;
4. Consider approving a budget for the District's fiscal year ending April 30, 2027;
5. Hear Developer's Report;
6. Consider terminating professional services agreement by and between the District and Dowdey, Anderson & Associates, Inc.;
7. Consider approving professional services agreement with Pape-Dawson Consulting Engineers, LLC;
8. Hear Engineer's Report and authorize any necessary action, including:
 - (a) status of construction projects within the District;
 - (b) authorizing Engineer to proceed with the design of District facilities;
 - (c) approving plans and specifications of District facilities;
 - (d) authorizing Engineer to advertise for bids for District projects;
 - (e) authorizing construction contracts and related items;
 - (f) approving report, pay estimates, and change orders for construction projects in progress in the District;
9. Hear Attorney's Report and consider taking appropriate action, including:
 - (a) approval of a Resolution Evidencing Review of Investment Policy and Investment Strategies;
 - (b) approval of a Resolution Declaring Development Status of the District; and
 - (c) call a public hearing on the proposed 2026 tax rate and authorize publication of a Notice of Hearing.

Pursuant to V.T.C.A. Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, security devices and/or economic development negotiations. Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (972) 788-1600 at least three business days prior to the meeting so that appropriate arrangements can be made.

EXECUTED this 24th day of July, 2026.

TALLEY RANCH WATER CONTROL
AND IMPROVEMENT DISTRICT NO. 1
OF DENTON COUNTY



By: _____

Mindy L. Koehne

Mindy L. Koehne
Coats Rose, P.C.

Attorneys for the District

Talley Ranch WCID 1

	Actuals for <u>04/30/2026</u>	Budget for <u>04/30/2026</u>	Proposed Budget for <u>04/30/2027</u>
<u>Income</u>			
Maintenance Taxes	\$ 16,597.44	28,000.00	20,000.00
Developer Advance	0.00	17,455.00	23,455.00
Total Income	\$ 16,597.44	45,455.00	43,455.00
<u>Expense</u>			
Director Fees	\$ 3,757.00	6,630.00	6,630.00
Payroll Taxes	287.41	530.00	530.00
Legal Fees	13,914.54	20,000.00	20,000.00
Engineering Fees	0.00	10,000.00	5,000.00
Bookkeeping Fees	5,017.50	3,600.00	6,000.00
Insurance	1,795.00	1,795.00	1,795.00
Travel Expenses	180.18	300.00	300.00
Website Expenses	1,595.00	2,400.00	2,400.00
Other Expenses	509.47	200.00	800.00
Total Expense	\$ 27,056.10	45,455.00	43,455.00
Net Gain	\$ (10,458.66)	0.00	0.00

TAXPAYER IMPACT STATEMENT

Talley Ranch WCD 1

	Current Budget Fiscal Year Ending [4/30]**	Proposed Budget Fiscal Year Ending [4/30]**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$ 0	\$ 0	\$ 0

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to

\$[1.60] per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.